

**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED
DECLARATION OF PROTECTIVE COVENANTS
FOR
PINECREST LAKES
PHASE I, II, III, IV, V, VI, VII, VIII and IX**

The Declaration of Protective Covenants for Pinecrest Lakes Phase I, II, III, IV, V, VI, VII, VIII and IX has been recorded in the public records of Martin County, Florida at Official Records Book 1031, Page 1906 et. seq. and amended at Official Records Book 1481, Page 226 et. seq., and OR Book 1501, Page 615 et. seq. The same Amended and Restated Declaration of Protective Covenants are hereby amended as approved by the membership by vote sufficient for approval at a Members' Meeting held on March 15, 2005.

1. Article VII is added to read as follows:

**ARTICLE VII
PHASE X**

WHEREAS, the Amended and Restated Declaration of Protective Covenants for Pinecrest Lakes Phase I, II, III, IV, V, VI, VII, VIII, and IX (the "Declaration"), is recorded in the public records of Martin County, Florida commencing at Official Records Book 1031, Page 1906 and as amended at Official Records Book 1481, Page 0226, and Official Records Book 1501, Page 0615; and

WHEREAS, pursuant to this Article I, Section B, of the Declaration the ASSOCIATION may, at its option, accept future phases of Pinecrest Lakes; and

WHEREAS, Pinecrest at Jensen Beach, LLC ("PJB LLC") is the owner of that certain real property commonly known as Pinecrest Lakes Phase X and as more particularly described in the legal description attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, PJB LLC wishes to submit Phase X to the terms and provisions of the Declaration as covenants running with the land; and

WHEREAS, the ASSOCIATION wishes to accept Phase X into Pinecrest Lakes and subject it to the terms and provisions of the Declaration;

NOW THEREFORE, PJB LLC declares that each lot in Pinecrest Lakes Phase X is and shall be held, transferred, sold, conveyed, and occupied, subject to the covenants, easements, charges, and liens (sometimes referred to as "covenants and restrictions") of the Declaration with the following exceptions:

(A) Notwithstanding the provisions of Article III (Covenant for Assessments) of the Declaration, the lots in Phase X shall not be subject to assessment until such time as a lot is sold to a third party purchaser for private ownership.

(B) The setback restrictions for Phase X shall be as follows:

(i) Northern Tier: 25 feet from all street rights of way; 10 feet from side property lines; 25 feet from the rear property lines, except that on the Lots reflected as Lots 511 and 516 on Exhibit "B" attached hereto, such setbacks may be reduced to 20 feet.

(ii) Southern Tier: 25 feet from all street rights of way; 15 feet from side property lines; 25 feet from the rear property lines, except that on those Lots reflected as Lots 526 through 534, inclusive on Exhibit "B" attached hereto, such setbacks shall be a minimum of 5 feet from the preserve area easement located upon such lots.

(C) The lake located within Phase X shall be for the exclusive use and enjoyment of those lots and lands which abut the lake. Lake maintenance shall be performed in compliance with the same criteria utilized for the maintenance of the other lakes located within Pinecrest Lakes, in accordance with the provisions of Article IV, Section 2C of the Declaration.

(The balance of Article VII remains unchanged)

2. The foregoing amendment to the Declaration of Protective Covenants for Pinecrest Lakes Phase I, II, III, IV, V, VI, VII, VIII and IX were adopted by the membership by a vote sufficient for approval at a Members Meeting held on March 15, 2005.

3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.

4. All provisions of the Declaration of Protective Covenants for Pinecrest Lakes Phase I, II, III, IV, V, VI, VII, VIII and IX are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 18 day of March 2005.

WITNESSES:

PINECREST LAKES & PARKS, INC.

J. Jeannine M. Dromer
Printed Name: Jeannine M. Dromerhausen

By: Ross M. Pover
Ross M. Pover, President

Barbara A. Meister
Printed Name: BARBARA A MEISTER

Jeannette M. Deane
Printed Name: JEANNETTE M. DEANE

By: Ronn Westberg
Ronn Westberg, Secretary

Deborah A. Master
Printed Name: DEBORAH A. MASTER

CORPORATE
SEAL

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on 3/18, 2005,
by Ross M. Povey, as President of Pinecrest Lakes & Parks, Inc. []
who is personally known to me, or [] who has produced identification [Type of
Identification: _____].

Notarial Seal

Notary Public

Printed Name: _____

Commission Expires _____



Eric L. Ingraham
MY COMMISSION # DD192374 EXPIRES
March 11, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on 3/18, 2005,
by Ronn Westberg, as Secretary of Pinecrest Lakes & Parks, Inc. []
who is personally known to me, or [] who has produced identification [Type of
Identification: _____].

Notarial Seal

Notary Public

Printed Name: _____

Commission Expires _____



Eric L. Ingraham
MY COMMISSION # DD192374 EXPIRES
March 11, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

Record and Return to:
DEBORAH L. ROSS, ESQUIRE
Post Office Box 2401
Stuart, Florida 34995

EXHIBIT "A"

LEGAL DESCRIPTION OF PINECREST LAKES PHASE X

A certain parcel of land in the Northwest one-quarter (NW ¼) of section 21, Township 37 South, Range 41 East, Martin County Florida; being more particularly described as follows:

Commencing at the Northwest corner of lot 11, according to the plat of Pinecrest Lakes Phase I, as recorded in plat book 7, page 79, public records of Martin County, run thence south 89°13'50" East along the Easterly prolongation of the Northerly line of said lot 11, a distance of 395.70 feet to a line parallel with the Westerly line of said section 21; thence North 00°39'28" East along said Westerly line a distance of 550.21 feet to the existing Southerly right of way line of Jensen Beach Boulevard (100 foot wide right of way); thence south 89°13'50" East along said Southerly right of way line, a distance of 1183.46 feet to the Westerly right of way line of Pinecrest Lakes Boulevard radius of 1640.60 feet; thence southerly along said right of way line and the arc of said curve, subtended by a central angle of 19°35'42". A distance of 561.08 feet to the Northwesterly corner of Lot 1, according to said Pinecrest Lakes Phase I, thence North 89°13'50" West along the Northerly line of said Pinecrest Lakes Phase 1, a distance of 1237.40 feet to the point of the beginning. Containing 14.830 acres, more or less.

TOGETHER WITH:

A certain parcel of land in the Northwest one-quarter (1/4) of section 21, Township 37 South, Range 41 East, Martin County Florida; being more particularly described as follows:

Beginning at the Northwest corner of lot 74, according to the Plat of Pinecrest Lakes Phase I, as recorded in Plat Book 7, page 79, public records of Martin County, run thence South 89°13'50" East along the Northerly line of said Pinecrest Lakes Phase I, a distance of 437.97 feet to the Northeast corner of lot 73, according to said Pinecrest Lakes Phase I; the North 00°28'40" East along the Northerly prolongation of the Easterly line of said lot 73, a distance of 550.21 feet to the existing Southerly right of way of Jensen Beach Boulevard (100 foot right of way) thence North 89°13'50" West along said right of way line, a distance of 535.27 feet to the Westerly right of way line of Pinecrest Lakes Boulevard, according to said Pinecrest Lakes Phase 1, and to the beginning of a curve, concave easterly, having a radius of 1560.60 feet, a central angle of 20°06'55"; thence Southerly along said right of way in the arc of said curve, a distance of 547.89 feet to a point of reversed curvature; thence Southerly along said right of way line and the arc of said curve, concave Westerly, having a radius of 3640.00 feet, subtended by a central angle of 00°13'34" feet, a distance of 14.36 feet to the point of beginning. Containing 6.362 acres, more or less.

LESS AND EXCEPT that portion conveyed to Marin County, a Political Subdivision of the State of Florida by Warranty Dees recorded in Official Records Boo8 1788, page 1881, Public Records of Martin County, Florida.

Parcel ID – 21-37-41-000-000-00241-1

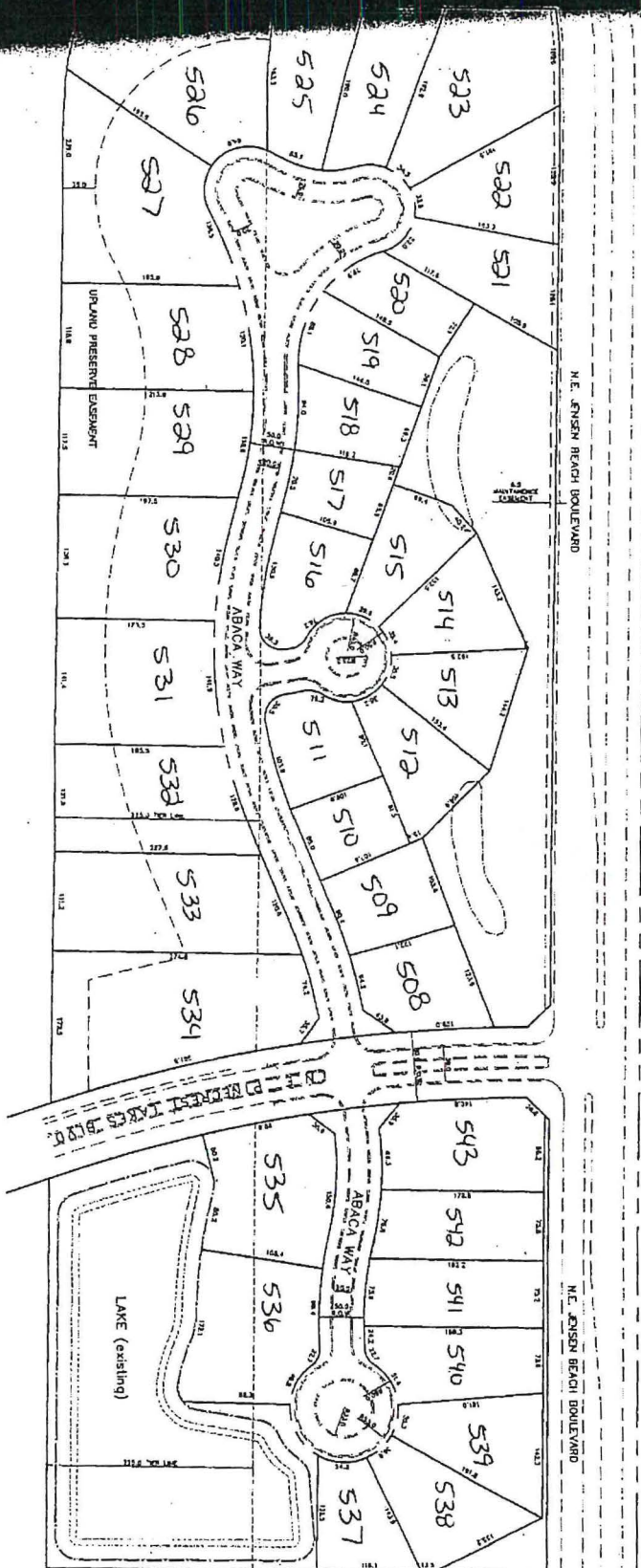
EXHIBIT 6

Notes:

1. Existing lot lines shown for display purposes only.
2. This is not a survey. Access, utility or drainage easements not shown.

STL DATA	21.3 Ac
TOTAL AREA:	36
TOTAL STREET FAMILY RESOURCES:	10
RESOURCES IN TOWN:	1.2
TOWN DENSITY:	75
RESOURCES OUTSIDE TOWN:	2
DENSITY OUTSIDE TOWN:	1.1
OVERALL DENSITY:	

_____ LUT LINE
 _____ EXPOSURE R.O.W. LINE
 _____ EXPOSURE EDGE OF PARADIGM
 _____ EXPOSURE CURVE
 _____ REX LINE



WARNER CREEK

03-0128
SHEET
1 of 1

Pinecrest Lakes Phase 10
Sullivan Homes
Conceptual Plan

VERIFY SCALE
BAR IS EQUAL TO ONE
INCH ON ORIGINAL DRAWING

0 1

ADJUST ALL SCALED
DIMENSIONS ACCORDINGLY

lbfi INC. CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
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Value By Design"

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Order: 12/24/73
 Number: 1-a-87
 Geologic Sys:
 Drawn By: AGG/20
 Check By:

3/11/04	DD	REV. MEMOIRAGE & BUILDING PAGE
1/7/04	RCF	REVISED PER CLIENT COMMENTS
3/24/04	RCF	REVISED PER CLIENT COMMENTS
DATE	BY	REVISIONS